

140.A

0002

0012.1

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

726,600 / 726,600

USE VALUE:

726,600 / 726,600

ASSESSED:

726,600 / 726,600



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		NEWPORT ST, ARLINGTON

OWNERSHIP		Unit #:	1
Owner 1:	ELY JESSICA		
Owner 2:	CARTER WILLIAM		
Owner 3:			

Street 1:	37 NEWPORT ST UNIT 1
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER	
Owner 1:	AIKENHEAD ELLEN T -
Owner 2:	HALLIDAY MARK D -
Street 1:	54 BRANTWOOD RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION	
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Wood Shingle Exterior and 1144 Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod

102	Condo	0	Sq. Ft.	Site	0	0.	0.00	8440														
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## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
102		0.000	723,500	3,100		726,600				

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			Master Deed 74395:131.															
Sty Ht: 1 - 1 Story				A Bath:	Rating:																		
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																		
Foundation: 1 - Concrete				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good																		
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																		
Sec Wall:		%		OthrFix:	Rating:																		
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1															
Color: BLUE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:				Fpl:	Rating:																		
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																		
Grade: C - Average				<b>CONDOS INFORMATION</b>																			
Year Blt: 1926	Eff Yr Blt: 2019			Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct: G21		Fact: .		Floor:																			
Const Mod:				% Own: 45.000000000																			
Lump Sum Adj:				Name:																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Avg Ht/FL: STD				Phys Cond: VG - Very Good	0.2 %			Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wall: 2 - Plaster				Functional:				Interior:		1	7	3											
Sec Int Wall:		%		Economic:				Additions:															
Partition: T - Typical				Special:				Kitchen:															
Prim Floors: 3 - Hardwood				Override:				Baths:															
Sec Floors:		%		Total:	0.2 %			Plumbing:															
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:															
Subfloor:				Basic \$ / SQ: 295.00				Heating:															
Bsmnt Gar:				Size Adj.: 1.35000002				General:															
Electric: 3 - Typical				Const Adj.: 1.04989493				<b>COMPARABLE SALES</b>															
Insulation: 3 - Typical				Adj \$ / SQ: 418.121				Rate	Parcel ID	Typ	Date	Sale Price											
Int vs Ext: S				Other Features: 81402																			
Heat Fuel: 2 - Gas				Grade Factor: 1.00																			
Heat Type: 15 - H.V.A.C				NBHD Inf: 1.20000005																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100		% AC: 100		LUC Factor: 1.00																			
Solar HW: NO		Central Vac: NO		Adj Total: 724964																			
% Com Wall		% Sprinkled:		Depreciation: 1450																			
				Depreciated Total: 723514																			
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:											
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 140.A-0002-0012.1												<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
3	Garage	D	Y	1	9X20	A	AV	1926	28.89	T	40	102			3,100			3,100					
																				<b>AssessPro Patriot Properties, Inc</b>			
More: N				Total Yard Items: 3,100				Total Special Features:								Total: 3,100							